



Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

Preliminary Land Use Service (PLUS) Meeting
This meeting will be conducted on-line and in person

Room 321, Haslet Armory
122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access
October 26, 2022

Applicants should arrive or log in at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: Amy’s Grill Rezoning (2022-10-05)**
County: Kent County **Municipality:** Unincorporated
Location: 2432 Arthursville Road, Hartley
Project: Review of a rezoning application to rezone 2.3 acres from AR to BG for a future food establishment.
- III. 9:15 AM **Review and Discussion: James Square (2022-10-03)**
County: Sussex County **Municipality:** Georgetown
Location: East Side of North Bedford Street Extended adjacent to Carriage Place - North Side
Project: Review of a subdivision plan for 70 detached single-family dwellings on individual lots on 21.92 acres zoned UR1.
- IV. 9:45 AM **Review and Discussion: Hickman (2022-10-01)**
County: Sussex County **Municipality:** Unincorporated
Location: 34434 Central Avenue, Frankford
Project: Review of a rezoning and site plan for a 174-unit townhouse community on 51.2 acres zoned AR-1 and being rezoned to MR with a Conditional Use.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.

- V. 10:15 AM **Review and Discussion: Bryan & Sons – Bethel Road (2022-10-02)**
County: Sussex County **Municipality:** Unincorporated
Location: North side of Bethel Road, 800 LF west of Seaford Road
Project: Review of a site plan for the conversion of an existing 18-acre farm into a landscape company field operations office. Property is zoned AR-1 and requires a Conditional Use for the proposed use.
- VI. 10:45 AM **Review and Discussion: BFRG Housing, LLC (2022-10-07)**
County: Sussex County **Municipality:** Unincorporated
Location: Southwest Side of Airport Rd., Approx. 500' Southeast of Old Landing Rd.
Project: Review of a site plan for the construction of two 16-unit apartment buildings on 2.93 acres zone AR-1/C-1. A Conditional Use is required for the proposed use.
- VII. 11:15 AM **Review and Discussion: New Castle County Ordinance on Protected Open Space (2022-10-04)**
County: New Castle County **Municipality:** Unincorporated
Location: Entire County
Project: Review of a proposed ordinance to create a new zoning district for the protection of open space.
- VIII. 11:30 AM **Review and Discussion: Claymont Self-Storage (2022-10-06)**
County: New Castle County **Municipality:** Unincorporated
Location: 2105 Philadelphia Pike, Claymont
Project: Review of a site plan for the construction of a 3-story addition to an existing 2 story mini-storage building on 3.34 acres zoned CR.
- IX. 12:00 PM **Review and Discussion: The Shoppes at St. George (2022-10-08)**
County: New Castle County **Municipality:** Unincorporated
Location: 2386 DuPont Parkway, Middletown
Project: Review of a site plan and rezoning for the construction of a 13,021 SF shopping center on 8.34 acres with proposed zoning of CR.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.